

ORDINANCE NO _____
Date Passed: November 10, 2014

**AN ORDINANCE APPROVING A VARIANCE
TO SETBACK LINES (903 N. 16th Street)**

WHEREAS, Section 110-321 of the Rochelle Municipal Code specifies the minimum lot requirements and building setback lines in all districts, including the R-3 Residential District; and

WHEREAS, the residence located at 903 N. 16th Street currently has a garage at the back of the lot that does not have street access; and

WHEREAS, the Owner of the residence has petitioned the City for a variance from Section 110-321, in order to construct a 19-foot by 20-foot garage in the front of the residence, which would have a building set back in the front yard of 9 feet and a building set back along the South side yard of 5 feet, located at 903 N. 16th Street (see legal description attached as Exhibit A); and

WHEREAS, the petition for variance was reviewed by the Planning and Zoning Commission at its meeting of November 3, 2014 and the Planning and Zoning Commission, by a vote of 6-0, recommended that City Council approve the requested variance, subject to City staff reviewing and approving the final site plans, building plans, and issuance of a building permit, and the agreement of the petitioner to construct a 5-foot by 5-foot concrete landing at the end of the public sidewalk in the City's right-of-way in front of the residence;

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Rochelle, Ogle County, Illinois, as follows:

Section 1. That a variance from Section 110-321 of the Rochelle Municipal Code, for a a 19-foot by 20-foot garage in the front of the residence, which would have a building set back in the front yard of 9 feet and a building set back along the South side yard of 5 feet, located at 903 N. 16th Street, is hereby granted, subject to City staff reviewing and approving the final site plans, building plans, and issuance of a building permit, and the agreement of the petitioner to construct a 5-foot by 5-foot concrete landing at the end of the public sidewalk in the City's right-of-way in front of the residence.

PASSED AND APPROVED this 10th day of November, 2014.

Ayes: _____ Nays: _____ Abstain: _____

Mayor

Attested: _____

City Clerk

Exhibit A

LEGAL DESCRIPTION

The Southerly Eighty (80) feet of Lot Nine (9) in Block Three (3) measured along the East line of said Lot, Plat of Block 2 and Block 3 of John Tilton's 10th Addition to the City of Rochelle located in part of Lot 8, and all of Lot 9 of Stocking's Sixth Addition, and part of the Northeast Quarter (1/4) of Section 23, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois, as per Plat recorded July 29, 1957 in Book H of Plats, page 61; situated in the Township of Flagg, the County of Ogle and the State of Illinois.

ALSO

The West Thirty-five (35) feet of the South Eighty (80) feet of Lot Ten (10) in Block Two (2) as measured along the West line of said Lot in the Plat of Blocks 2 and 3 of John W. Tilton's 10th Addition to the City of Rochelle, in Ogle County, Illinois, according to the Plat thereof recorded in Book H of Plats, page 61 in the Recorder's Office of said County, being a subdivision of part of Lot 8, and all of Lot 9 of Stocking's Sixth Addition, and part of the Northeast Quarter (1/4) of Section 23, Township 40 North, Range 1 East of the Third Principal Meridian, Ogle County, Illinois; situated in the Township of Flagg, the County of Ogle and the State of Illinois.